

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
JUNE 7, 2006 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Steve Ruble, Dave Bonnell, Mark Gerstle, Brian Russell, Joan Tupin-Crites, Jesse Brand, Tom King, Jack Heaton and Tom Finke (County Liaison).

Members Absent: Pat Zeigler and John Hatter.

Staff Present: Jeff Bergman, Sondra Bohn, Thom Weintraut, Laura Thayer, Heather Pope, Marcus Hurley, Carmen Lethig and Eric Hayes (Deputy City Attorney).

CONSENT AGENDA

Minutes of the May 3, 2006 meeting.

Motion: Mr. Bonnell made a motion to approve the minutes. Ms. Tupin-Crites seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

PP-06-03: SPRUCE RIDGE MAJOR SUBDIVISION: – a request by Todd Conwell, Conwell Properties, LLC, to subdivide 44.76 acres into 65 lots. The property is located at the southeast corner of the intersection of Goeller Boulevard and Goeller Court in the City of Columbus.

Mr. E.R. Gray with E.R. Gray and Associates represented the petitioner.

Mr. Gray stated the petitioners would like to withdraw the request filed at the May 2006 meeting. He stated they have filed a revised Preliminary Subdivision with a different configuration of the access. He asked that it be withdrawn without prejudice.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Motion: Mr. Brand made a motion to approve the withdrawal of this request without prejudice. Mr. Heaton seconded the motion and it carried with a vote of 9-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

Mr. King left the meeting at this time.

SU-06-08: BARTHOLOMEW CONSOLIDATED SCHOOL CORPORATION – a request by Bartholomew Consolidated School Corporation for a major modification to the special use site plan for Columbus North High School, for approval of 8 temporary classrooms on the east side of the property and reconfiguration of the bus drop off area on the southwest corner of the property. The property is located at 1400 25th Street in the City of Columbus.

Ms. Pope presented the background information of this request.

Mr. Brand asked if this petition was for two different requests. Ms Pope stated there were two different document numbers assigned to these requests. Mr. Bergman stated it was appropriate to address them together.

Mr. Scott Martin, Director of Transportation and Maintenance for the Bartholomew Consolidated School Corporation and Tom Allen, Architect represented the petitioners.

Mr. Martin stated they have had less confusion this year with the location of the bus stop than in the past. He stated it was a good year for the students at that site and it did not experience any traffic back ups that have occurred in the past. Mr. Martin stated that it was a safe place for the students to be picked up.

Mr. Martin stated that they have tried to restrict the number of portable trailers on the site. He stated he had consulted with the staff and the administration of the school to make sure they were using the space available to them within the building. Mr. Martin stated only as a last resort would they use portable classrooms. He stated they considered different options and this was the best site. Mr. Allen stated that if the students were located to the north of Bulldog Lane that would be a long walk in the winter months and there is no place for restrooms. Mr. Allen stated it also was important to have the temporary classrooms closer for the teachers. He stated they are 31 feet away from the existing building and the fire alarm system is tied together with the main building.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Heaton questioned the City Fire Department's position on this request.

Mr. Martin stated the Fire Department was concerned regarding the access to the classrooms that were located north and south on the site. Mr. Martin stated they could be accessed by way of the sidewalk. Mr. Martin stated they would be constructing a boiler on the site next year at a location that had originally been chosen for these portable classrooms. He stated the building is rated with one-hour walls and are separated to meet the criteria of the State Fire Marshall.

Mr. Hatter asked about the student population. Dr, John Quick, CBSC Superintendent stated this year there were 2,087 students, next year there will be 2,289 students. There will be 700 students using the portable classrooms on a daily basis. Dr. Quick stated the larger classes of students are currently in middle school. He stated the largest number of students would be in the fall of 2007. Dr. Quick stated that in the fall of 2008 there should be some relief of student population. He stated there is not an easy solution.

Mr. Fisher asked if there was a long-term landscaping plan in place after the temporary units are removed. Dr. Quick stated that the plans have already been submitted and they have had conversation with the Cummins Foundation. He stated there was historical significance to the trees and they would be replaced. He stated Cummins was supportive of the plan in the short term. He stated Chris Medic had been contacted to do a complete survey of all the properties at BCSC.

Ms. Tupin-Crites asked if there had been a population growth study done for the next several years. Dr. Quick stated there is a history with ten years of students in the system. He stated that there was some data that supports the fact that growth will be slow. He stated as a district that there was 1% growth over the last several years and now they just have more kids that are coming through the system. Dr. Quick stated that across the district, there would be approximately 150 more freshmen next year. He stated there would be 60-80 less kids in middle school next year. He stated by the fall of 2008 there should be some relief.

Mr. Brand asked if the growth was equal at the two high schools. Dr. Quick stated there is open enrollment from for freshman. There were approximately forty to sixty kids that chose East High School this year. He stated there is about a five hundred-student difference between the two schools with North High School having the most.

Mr. Bergman stated that recently there has been approval for two portable units at Columbus East High School. He stated that the units did not require changes in landscaping or set backs and they were approved administratively.

Mr. Bergman stated there was a need to operate the school facility given the number of students that will be arriving and everyone is faced with making a choice regarding what is sacrificed in order to provide the classroom space. He stated there are parking issues at this location and an attachment to the landscaping area. He stated that staff is satisfied with the location for the portable units. Mr. Bergman stated that there was some miscommunication with the bus stop drop off when it was installed, but from the school's standpoint there has been a marked improvement in that situation overall. He stated he would recommend approval with the condition that the concerns of the Columbus Fire Department regarding Class Rooms 5 and 6 are addressed.

Motion: Mr. Bonnell made a motion to approve the request for the temporary classrooms, with the condition that the concerns of the Fire Department are addressed, and approval of the reconfiguration of the bus drop off. Mr. Heaton seconded the motion and it carried with a vote of 8-0.

Mr. King returned to the meeting.

RZ-06-02: SCOTT M. ELLEGOOD REZONING – a request by Scott M. Ellegood to rezone a property of 23.98 acres from AG (Agriculture) to R-3 (Single Family Residential). The property is located on the west side of Terrace Lake Road 1,600 feet south of Carr Hill Road in the City of Columbus.

Ms. Thayer presented the staff information on this request.

Mr. E.R. Gary with E.R. Gray & Associates and Scott Ellegood represented the petitioner.

Mr. Gray stated there were no immediate plans to subdivide the property. He stated that in discussion with Mr. Ellegood there is a possibility that something will be done to fit with the R-3 zoning. He stated that they would like to preserve the terrain and the trees that are existing. Mr. Gray stated the criteria had been met and they would ask for approval of the rezoning.

Mr. Fisher opened the meeting to the public.

Mr. Matt Taylor expressed concerns about the number of houses that could be built.

Mr. Aaron Moore asked about the size of the lots. Mr. Gray stated that based on the terrain they would not be able to build the maximum number of houses allowed in the R-3 zoning.

Mr. Fisher closed the meeting to the public.

Mr. Ruble asked if changing the zoning from agriculture to R-3 would have any effect on the existing uses located at the site. Ms. Thayer stated no.

Mr. King asked what the zoning was in the heavily wooded area on the map. Mr. Bergman stated that some of the zoning on the surrounding property is agriculture and to the west, there are some areas that are zoned R-5 and R-7. He stated that was put in place as part of the development for Tipton Lakes. Mr. Bergman stated there are several different zonings to the east of the property. Mr. Bergman stated that this request is located in the area that is targeted for growth and residential development. He stated that the Comprehensive Plan addresses preserving trees and cluster developments. He stated the R-3 zoning district allows flexibility for a developer.

Mr. Bergman stated this request is consistent with the Comprehensive Plan and that area has been targeted for future residential development. He stated that this is an area where a certain amount of infrastructure is in place and there has been some development already. Mr. Bergman stated he would recommend the Commission send a favorable recommendation to the City Council.

Motion: Mr. Gerstle made a motion to send this request to the City Council with a favorable recommendation. Mr. Russell seconded the motion and it carried with a vote of 9-0.

RZ-06-03: TIPTON LAKES REZONING – a request by Tipton Lakes Company Inc. to rezone three properties as follows: (1) a property of 47 acres from R-5 (Urban Residential), R-7 (Multi Family Residential) and B-1 (Neighborhood Business) to R-3 (Single Family Residential), (2) a property of 17 acres from R-7, B-1, and SU-2 (Special Use – Schools) to R-5; and (3) a property of 14 acres from R-3, R-5, R-7, B-1, and SU-2 to R-2 (Single Family Residential). The properties are located north of Goeller Boulevard, between Tipton Lakes Boulevard and County Road 475 West in the City of Columbus.

Ms. Thayer presented the staff information on this request.

Mr. Jeff Marshall with Westlake Hills Development, LLC and Don Michaels with Tipton Lakes Company represented the petitioners.

Mr. Michaels stated if you look at the most western parcel, that is currently R-5 and R-7, they are asking for a reduction in density on this parcel. He stated if you move to the east the original concept was considered the location good for businesses. He stated that they were asking for

that site to become a condominium site with an R-5 zoning. Mr. Michaels stated that moving north the zoning for an elementary school on the site is too small. He stated the Bartholomew Consolidated School Corporation approved rezoning this site and might relocate a school further north. Mr. Michaels stated they would be presenting more specific plans to the Commission this summer.

Mr. Fisher asked when Tipton Lakes Boulevard would be completed to State Road 46 West. Mr. Michaels stated that the next set of plans that is presented to the Commission would deal with that issue. He stated it would be within one to two years. Mr. Michaels stated that this would have to be coordinated with the State Highway Department.

Mr. Michaels stated that the current zoning does not meet the requirements for development at this site now. He stated that this is located close to Oak Brook Park and, under Tipton Lakes Boulevard; there is a pedestrian under pass so there will be connectivity to give people access to Oak Brook Park.

Mr. Marshall stated the topography of the site, especially in the Business area and the SU-2 zoning area, would be difficult to develop as it is presently zoned.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated what is being proposed for rezoning is more consistent with the Comprehensive Plan than what is there now. Mr. Bergman stated he would recommend approval that the request is sent to the City Council with a favorable recommendation.

Motion: Mr. Gerstle made a motion to send a favorable recommendation to the City Council. Ms. Tupin-Crites seconded the motion and it carried with a vote of 9-0.

MP-06-04: T & N KITTERMAN MINOR SUBDIVISION – a request by Thomas E. and Nancy Kitterman to create a 4.48-acre lot and a parent tract remainder of 21.32 acres. The property is located at the northwest corner of the intersection of Deaver Road and County Road 400 West in Ohio Township.

Mr. Weintraut presented the staff report on this request.

Mr. Orwic Johnson with Columbus Surveying and Engineering and Thomas Kitterman represented the petitioner.

Mr. Johnson stated they agreed with the staff report and would ask for approval.

Mr. Fisher opened the meeting to the public.

Ms. Kimberly Jewell asked the position of the Comprehensive Plan regarding sidewalks in the area. Mr. Weintraut stated that this request is located outside the City of Columbus and farther than 200 feet from any existing sidewalks.

Mr. Doug Wilson asked if the additional 21 acres of land located there would become a

subdivision. Mr. Kitterman stated no, it would be preserved as farmland.

Mr. Fisher closed the public meeting.

Mr. Bergman stated this request is in front of the Plan Commission for modification of the sidewalk requirement. He stated this location is located outside the City limits and an extensive distance away from existing sidewalks. He stated staff would recommend approve of the subdivision and the sidewalk modification request.

Motion: Mr. Bonnell made a motion to approve this request and grant the modification for relief of sidewalks. Mr. Heaton seconded the motion and it carried with a vote of 9-0.

MP-06-05: COBB MINOR SUBDIVISION – a request by Catherine Cobb to create a 1-acre lot and a parent tract remainder of 11.02 acres. The property is located on the south side of Youth Camp Road approximately 1400 feet west of County Road 550 West in Harrison Township.

Mr. Weintraut presented the staff information on this request.

Mr. E.R. Gray with E.R. Gray & Associates and Catherine Cobb represented the petitioner.

Mr. Gray stated that the petitioners wanted to construct a residence on Lot 2 in the near future. He stated that Mr. Cobb's parents own the entire tract at this time.

Mr. Fisher opened the meeting to the public.

Ms. Imogene Hall asked how she could be assured there would not be other lots subdivided. Mr. Gray stated that there is an existing drive that will be used for both tracts. He stated that before any other subdivision could take place it would have to come before the Commission in a public hearing.

Mr. Bergman stated that under the current zoning this would be the maximum number of lots that could be created at this location.

Mr. Weintraut stated he had received a phone call from Robert Rietz expressing concern regarding drainage to the east.

Mr. Bergman stated that staff would recommend approval of the modification for sidewalks and approval of the subdivision.

Motion: Mr. Heaton made a motion to approve this request and the modification for the sidewalks. Mr. Gerstle seconded the motion and it carried with a vote of 9-0.

SU-05-21: PAAL – a request by the Columbus Parks and Recreation Department and PAAL for an extension of the 90-day deadline established by Zoning Ordinance Section 17.02 160(F) (4) for recording rezoning conditions. The previously approved rezoning addressed sewer utility conditions at the PAAL facility located at 5820 South, County Road 50 West in the City of Columbus.

Mr. Bergman presented the staff information of this request.

Mr. Ed Curtin with Columbus Park & Recreation Department represented the petitioner.

Mr. Bergman stated that on December 7, 2005 the Plan Commission reviewed a request from PAAL to modify a commitment regarding the circumstances under which restrooms can be provided at this location. The previous commitment stated that the owner should be required to connect to City sewer when the restrooms are constructed. This was modified and approved to read that all restroom facilities shall be connected to the City sewer utility at the time such service is made available to the property. He stated that this request received a favorable recommendation from the Plan Commission and approved by City Council. There was a ninety-day time line under which the change needed to be recorded in the Recorder's Office to be effective. He stated this did not happen and during that time, there was a request for rezoning on the area to the south of the PAAL facility, which was the site of the septic system. Mr. Bergman stated that staff would be working with Mr. Curtin to consolidate all the various PAAL approvals into one document that would be recorded. Mr. Bergman recommended the deadline of ninety days be extended for the document to be recorded.

Mr. Fisher opened the meeting to the public.

There was an one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Motion: Mr. Brand made a motion to extend the deadline to record the document for sixty day. Mr. Gerstle seconded the motion and it carried with a vote of 9-0.

SU-06-04: PAAL- a request by the Columbus Parks and Recreation Department and PAAL for approval of a change to the subject property included in a previously approved rezoning. The property is located at 5820 South County Road 50 West in the City of Columbus.

Mr. Bergman presented the staff information on this request.

Mr. Ed Curtin with the Parks & Recreation Department represented the petitioner.

Mr. Bergman stated that this was a request regarding property that had previously been rezoned to the west of the current PAAL facility. Mr. Bergman stated that when this originally came to the Plan Commission the area that was requested for rezoning was larger and included an area between the current 5.7 acres and the area to the south. He stated currently there is a concrete pad that Cummins uses for their test tract. Mr. Bergman stated it was determined that rezoning this area from Industrial Use to SU was not in the best interest of the people involved. After the Plan Commission, initial favorable recommendation the drawing was modified and sent to the City Council for approval. The City Council approved the request for the smaller area. He stated their decision has to be affirmed and modified by the Plan Commission. He stated he would recommend approval of this request.

Mr. Curtin stated he agreed with the staff's recommendations.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Motion: Mr. Bonnell made a motion to approve the request as presented. Mr. King seconded the motion and it carried with a vote of 9-0.

DISCUSSION ITEMS

Mr. Bergman stated that new technology was introduced at the meeting. He stated the Department had purchased a new laptop computer that contains a wireless Internet card that could be used to present new information at the Plan Commission meetings.

Mr. Bergman introduced Carmen Lethig who is working in the Planning Department for the summer.

Mr. Bergman stated that Tiffany Strait had returned to work in the Planning Department.

Mr. Bergman stated that some of the members were APA receive a Planning magazine each month. He recommended that the City pay membership to the American Planning Association for the three officers of both the City and County Plan Commission and cancel the rest of the memberships. Mr. Bergman stated that communication of some the articles would be through the Commissioners Connection. Mr. Fisher stated that this was discussed with the Executive Committee members and it was the consensus that they agreed.

DIRECTOR'S REPORT

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 6:00 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary